077.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,572,200 / 1,572,200
					USE VALUE:	1,572,200 / 1,572,200
					ASSESSED:	1,572,200 / 1,572,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PARKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TURNER DOUGLAS R & HOPE A /TRS	
Owner 2:	DOUGLAS R TURNER REVOCABLE TR	
Owner 3:	HOPE A TURNER REVOCABLE TRUST	
Street 1:	18 PARKER RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	TURNER DOUGLAS R & HOPE -
Owner 2:	-
Street 1:	18 PARKER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 18,260 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 4908 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18260.000	555,600	400	1,016,200	1,572,200
Total Card	0.419	555,600	400	1,016,200	1,572,200
Total Parcel	0.419	555,600	400	1,016,200	1,572,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.33 | /Parcel: 320.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 077.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	555,500	400	18,260.	1,016,200	1,572,100	1,572,100	Year End Roll	12/18/2019
2019	101	FV	424,100	400	18,260.	1,016,200	1,440,700	1,440,700	Year End Roll	1/3/2019
2018	101	FV	424,100	400	18,260.	871,000	1,295,500	1,295,500	Year End Roll	12/20/2017
2017	101	FV	424,100	400	18,260.	813,000	1,237,500	1,237,500	Year End Roll	1/3/2017
2016	101	FV	424,100	400	18,260.	696,800	1,121,300	1,121,300	Year End	1/4/2016
2015	101	FV	421,900	400	18,260.	624,200	1,046,500	1,046,500	Year End Roll	12/11/2014
2014	101	FV	421,900	400	18,260.	577,800	1,000,100	1,000,100	Year End Roll	12/16/2013
2013	101	FV	421,900	400	18,260.	550,900	973,200	973,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6409

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURNER DOUGLAS	66118-512		9/23/2015	Convenience	100	No	No		
STEIN IRVING	23108-4		4/23/1993		475,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2019	843	Solar Pa	7,000	C				
12/30/2013	1842	Solar Pa	12,700	C				
4/9/2010	289	Wood-Sto	3,500					REMOVE CHIMNEY / I
11/7/1995	660		8,500					REM/BA/KIT/FPL/BDR

ACTIVITY INFORMATION

Date	Result	By	Name
11/21/2018	Inspected	BS	Barbara S
10/29/2018	MEAS&NOTICE	BS	Barbara S
2/6/2014	Info Fm Prmt	EMK	Ellen K
6/19/2009	Info At Door	189	PATRIOT
10/14/1999	Meas/Inspect	256	PATRIOT
7/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18260		Sq. Ft.	Site		0	70.	0.80	4			View	50					1,016,188						1,016,200	

Total AC/HA: 0.41919 | Total SF/SM: 18260 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 1,016,188 | Spl Credit | Total: 1,016,200

User Acct

48790

GIS Ref

GIS Ref

Insp Date

11/21/18

!6409!

PRINT

Date	Time
12/10/20	21:11:33

LAST REV

Date	Time
12/17/19	10:06:21

danam

USER DEFINED

Prior Id # 1:	48790
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	0.93141079
Const Adj.:	1.00340950
Adj $ / SQ:	88.786
Other Features:	110970
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	681549
Depreciation:	126768
Depreciated Total:	554781

COMMENTS

GAS FIREPLACE INSERT 6-29-2010.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

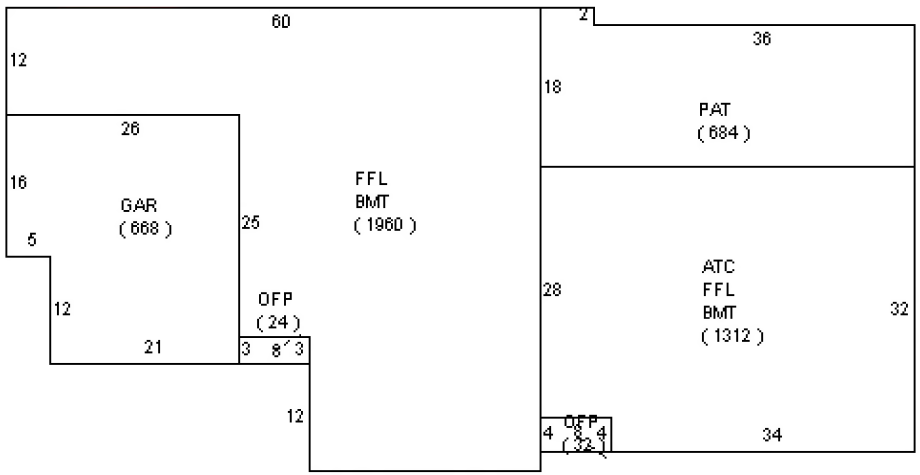
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	107.43
Special Features:	800	Val/Su Net:	66.06
Final Total:	555600	Val/Su SzAd	148.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,272	35.290	115,476
FFL	First Floor	3,272	88.790	290,507
PAT	Patio	684	2.810	1,921
GAR	Garage	668	18.810	12,563
ATC	Attic	459	63.930	29,355
OFP	Open Porch	56	44.150	2,472

Net Sketched Area:	8,411			Total:	452,294
Size Ad	3731.1999	Gross Are	9264	FinArea	4908

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	70		
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 077.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	2	A	AV	1990	500.00	T	23.2	101			800			800
2	Frame Shed	D	Y	1	8X10	G	AV	2005	0.00	T	11.2	101						
19	Patio	D	Y	1	10X10	A	AV	1980	6.00	T	31.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	800	Total:	1,200